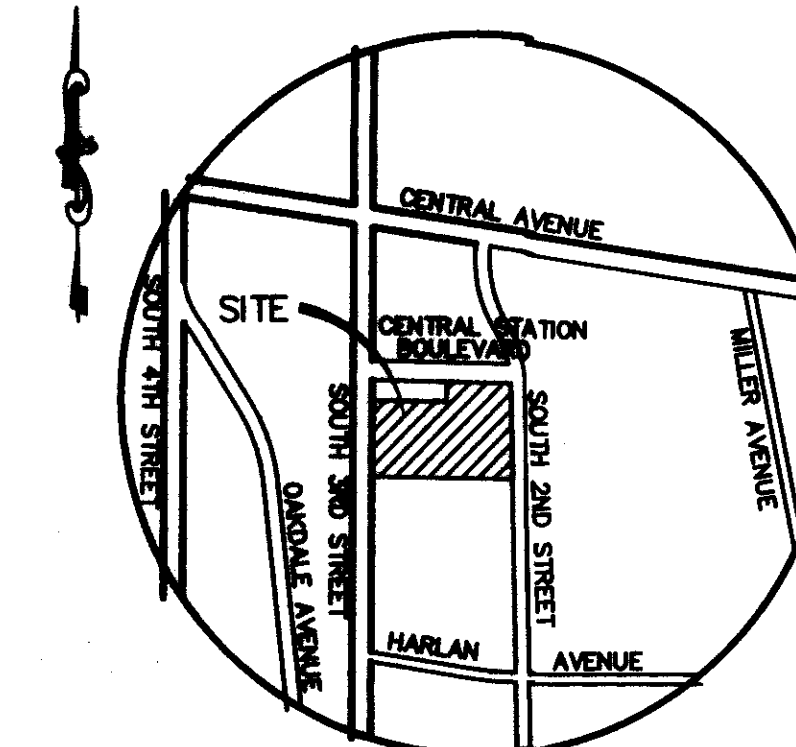


NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LEGEND

- EXISTING COMBINED SANITARY/STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED BIKE RACK
- PROPOSED NEW SIDEWALK
- PROPOSED I.L.A.
- PROPOSED STRIPING
- PROPOSED "TYPE B" TREE
- PROPOSED "TYPE A" TREE
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING FENCE
- EXISTING ZONING BOUNDARY
- PROPOSED HANDICAP RAMP
- PROPOSED WOOD FENCE
- EXISTING POWER POLE
- EXISTING FORM DISTRICT BOUNDARY



LOCATION MAP
NO SCALE

DATA

SITE AREA	0.66 ACRES
EXISTING ZONING	R-6
EXISTING FORM DISTRICT	TNFD
EXISTING USE	RESIDENTIAL
PROPOSED ZONING	C-1
PROPOSED USE	RETAIL
PROPOSED BUILDING AREA	8,085 SQ.FT.
F.A.R.	0.28
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	16 SPACES
1SP/500 SQ.FT.	
MAXIMUM PARKING ALLOWED	40 SPACES
1SP/200 SQ.FT.	
PARKING PROVIDED	17 SPACES
(INC. 2 HANDICAP SPACES)	

LANDSCAPE REQUIREMENTS

V.U.A.	12,204 SQ.FT.
5% LANDSCAPE REQUIREMENT	610 SQ.FT.
I.L.A. PROVIDED	1,123 SQ.FT.

WAIVERS AND VARIANCES REQUESTED:

- REQUEST WAIVER OF SECTION 10.2.4, TABLE 10.2.3 TO REDUCE REQUIRED 15' LANDSCAPE BUFFER AREA TO 5' ON THE SOUTH PROPERTY LINE.
- REQUEST WAIVER OF SECTION 10.2.4, TABLE 10.2.3 TO REDUCE REQUIRED 15' LANDSCAPE BUFFER AREA TO 0' ON THE NORTH PROPERTY LINE.
- REQUEST VARIANCE OF SECTION 5.2.2.C, TABLE 5.2.2 TO ALLOW BUILDING TO 5' SETBACK ALONG THE NORTH PROPERTY LINE.

PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date 12/10/10

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 12/30/10
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED

NOV 17 2009

DETAILED DISTRICT DEVELOPMENT PLAN FAMILY DOLLAR STORE

3145 S. 3RD STREET

3145 S. 3RD STREET
SPO INVESTMENTS, LLC
219 ST. MATTHEWS AVENUE
LOUISVILLE, KENTUCKY 40207
TAX BLOCK 55C LOT 17
D.B. 9431 PG. 774

3145 S. 3RD STREET
SPO INVESTMENTS, LLC
219 ST. MATTHEWS AVENUE
LOUISVILLE, KENTUCKY 40207
TAX BLOCK 55C LOT 20
D.B. 9431 PG. 997

3145 S. 3RD STREET
JEREMIAH J. JR. & LORI REYNOLDS
2801 JOE DON COURT
LOUISVILLE, KENTUCKY 40214
TAX BLOCK 55C LOT 19
D.B. 9003 PG. 797

3145 S. 3RD STREET
JEREMIAH J. JR. & LORI REYNOLDS
2801 JOE DON COURT
LOUISVILLE, KENTUCKY 40214
TAX BLOCK 55C LOT 18
D.B. 9129 PG. 735

3145 S. 3RD STREET
JASON H. JORDAN
3155 S. 3RD STREET
LOUISVILLE, KENTUCKY 40214
TAX BLOCK 55C LOT 17
D.B. 9086 PG. 466

MSD WM# 10108

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOJC.
- DRAINAGE PATTERN DEPICTED BY ARROWS (==>) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- BOUNDARY INFORMATION TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. SEWAGE TO BE TREATED AT THE MORRIS FARM WWTP.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ROADS TO THE SITE DUE TO DAMAGE CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT PROPERTY TO THE SOUTH WITHIN THE AREA LABELED ON THE APPROVED PLAN AS "ACCESS EASEMENT FOR FUTURE CONNECTION TO ADJACENT PROPERTY" AT SUCH TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR DEVELOPMENT/REDEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION OR TRANSPORTATION WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE DEVELOPMENT/REDEVELOPMENT OF THE ADJACENT PROPERTY. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL ENTER INTO A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES; TRANSMITTAL OF ADJACENT PROPERTY APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. FAILURE OF THE APPLICANT TO COMPLY WITH THESE REQUIREMENTS SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN, AND THEREFORE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION.

TYPICAL PARKING DETAIL

NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

BTM ENGINEERING, INC.
Consulting Engineers Landscape Architects Planners
3001 Taylor Springs Drive
Louisville, Kentucky 40220
Phone: (502)-459-8402
Fax: (502)-459-8427

DETAILED DISTRICT DEVELOPMENT PLAN
FAMILY DOLLAR STORE

DRAWN BY: [Signature]
DATE: JUNE 2009
SCALE: 1" = 20'
SHEET 1 of 1